

NOTICE AND AGENDA
Apple Valley Utah
Planning Commission

Public notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold a **Planning Commission** meeting and **HEARING** on **Wednesday, May 08, 2019** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at 6:00 PM. or shortly thereafter. In accordance with state statute, one or more members may be connected via speakerphone.

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

Hearing on the Following:

- [A.](#) Hearing for Amendments to 10.28.240 Limitations on Height, Size, and Location of Garages and Other Accessory Buildings in Residential Zones

Discussion and Action Items:

- B. Garage Code 10.28.240 Recommendations

Adjournment

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should notify the town at 435-877-1190.

Item Attachment Documents:

- A. Hearing for amendment 10.28.240 Limitations on Height, Size, and Location of Garages and Other Accessory Buildings in Residential Zones

10.28.240 Limitations On Height, Size And Location Of Garages And Other Accessory Buildings In Residential Zones [Edit](#)

In an effort to avoid the appearance of commercial style buildings in residential zones, and to protect the character and stability of residential neighborhoods, the following requirements for garages and other accessory buildings located in residential zones are provided:

1. Maximum Garage Height:
 1. No detached garage shall be higher than twenty-five feet (25'), measured from finish grade to the highest point of its roof, or higher than the highest point of the roof of the primary building, whichever is less. Exception: Detached garages located a minimum of forty feet (40') from the primary building may be twenty-five feet (25') maximum height regardless of the height of the primary building.
 2. No attached garage shall be higher than the primary building.
2. ~~Number Of Garages: An maximum of one attached and one detached garage may be allowed on each lot in association with a primary residential dwelling unit.~~
3. B. Maximum Accessory Building Height: No accessory building, with the exception of detached garages, including agricultural use accessory buildings, shall be higher than fifteen feet (15'), measured from average finished grade, unless a higher finished grade is required by the city for proper drainage, in which case, it will be measured from the finished grade.
4. C. Size, Location and Construction of Attached and Detached Garages and other Accessory Buildings in Residential Zones:
 1. The total square footage of any attached garage and non-living space shall not be greater than one-hundred~~fifty~~ percent (~~5~~100%) of the square footage ~~of the footprint~~ of the primary structure, excluding the attached garage.
 2. The total square footage of any detached garage or other accessory building, including agricultural use accessory buildings, shall not be greater than fifty percent (50%) of the ~~footprint~~ square footage of the primary structure, including the attached garage. Note: Habitable space located in the attic areas of detached garages shall be included in the total square footage.
 3. The cumulative total square footage of any attached garage, detached garage and all other accessory buildings, including agricultural use accessory buildings, shall not be greater than twenty-five percent (25%) of the rear yard. For the purposes of this section, the "rear yard" is defined as the area located behind the rear wall line of the primary structure. Note: Habitable space located in the attic areas of detached garages or other accessory buildings shall be included in the total square footage.
 4. All garages and other accessory buildings located within ten feet (10') of the primary building shall be considered attached and part of the primary building and the setback requirements applicable to the primary building shall apply.
 5. All garages and other accessory buildings located ten feet (10') or more away from the primary building may be located no less than three feet (3') from the side or rear property line, and no portion of any garage or accessory building, including any roof overhangs, shall be allowed within one foot (1') of any property line.
 6. No detached garage or other accessory buildings shall be located in any required front yard set back area.
 7. All accessory buildings greater than 200 square feet built on less than 5 acres, must be built of the same material, texture and color as the primary structure. Traditional steelMetal buildings are not allowed as an accessory building on lots under 5 acres in size. Animal corrals, liecan to, run in sheds and shade covers are excluded.